041.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,423,400	/	1,423,400
USE VALUE:	1,423,400	/	1,423,400
ASSESSED:	1,423,400	/	1,423,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	53 PARK ST LLC
Owner 2:	
Owner 3:	
Street 1:	81 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALESSE STEPHEN K -
Owner 2:	ALESSE KATHRYN M -
Street 1:	81 WINCHESTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,284 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1855, having primarily Asbestos Exterior and 5674 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	11284.000	816,600		606,800	1,423,400
Total Card	0.259	816,600		606,800	1,423,400
Total Parcel	0.259	816,600		606,800	1,423,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 250.86 | /Parcel: 250.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

27580

GIS Ref

GIS Ref

Insp Date

11/27/18

!3379!

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	773,700	0	11,284.	606,800	1,380,500	1,380,500	Year End Roll	12/18/2019
2019	111	FV	703,500	0	11,284.	644,700	1,348,200	1,348,200	Year End Roll	1/3/2019
2018	111	FV	703,500	0	11,284.	470,300	1,173,800	1,173,800	Year End Roll	12/20/2017
2017	111	FV	658,800	0	11,284.	409,600	1,068,400	1,068,400	Year End Roll	1/3/2017
2016	111	FV	658,800	0	11,284.	348,900	1,007,700	1,007,700	Year End	1/4/2016
2015	111	FV	591,600	0	11,284.	341,300	932,900	932,900	Year End Roll	12/11/2014
2014	111	FV	591,600	0	11,284.	280,700	872,300	872,300	Year End Roll	12/16/2013
2013	111	FV	591,600	0	11,284.	267,000	858,600	858,600		12/13/2012

PRINT

Date	Time
12/10/20	18:39:01

LAST REV

Date	Time
07/10/19	11:48:43
apro	
3379	

USER DEFINED

Prior Id # 1:	27580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALESSE STEPHEN	72434-95	1	4/9/2019	Convenience	1	No	No		
ROBERTO ROBERT	30146-399		5/7/1999		530,000	No	No		
	19244-12		8/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2004	189	Re-Roof	12,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2019	I & E Return	MM	Mary M
11/27/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	197	PATRIOT
4/29/2000	Missed Appt.	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11284		Sq. Ft.	Site		0	80.	0.67	1									606,817						606,800	

Total AC/HA: 0.25905 | Total SF/SM: 11284 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 606,817 | Spl Credit | Total: 606,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	5	Total:	5
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1855	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.83505464
Const Adj.:	0.96990299
Adj $ / SQ:	113.389
Other Features:	248500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1003199
Depreciation:	186595
Depreciated Total:	816604

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	24	BRs:	9	Baths:	5	HB	

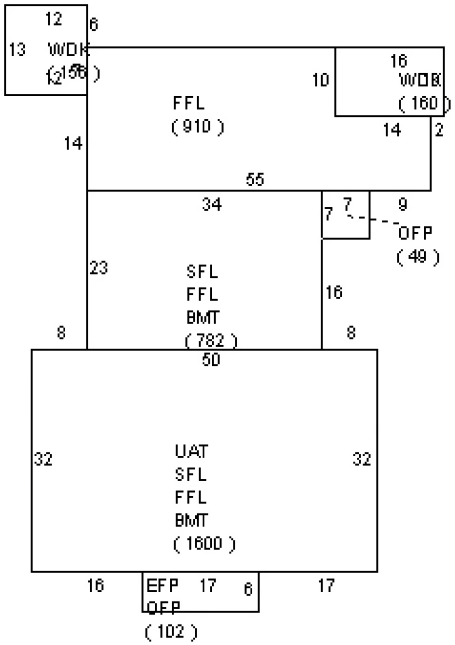
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	5	2	M
1	4	1	M
Totals			
5	24	9	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,292	113.390	373,277
BMT	Basement	2,382	34.020	81,028
SFL	Second Floor	2,382	113.390	270,093
UAT	Upper Attic	400	45.360	18,142
WDK	Deck	316	8.890	2,809
OFP	Open Porch	151	26.600	4,017
EFP	Enclos Porch	102	52.290	5,334
	Net Sketched Area:	9,025	Total:	754,700
Size Ad	5674	Gross Are	10225	FinArea 5674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	113.39
Special Features:	0	Val/Su Net:	90.48
Final Total:	816600	Val/Su SzAd	143.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	2000	0.00	T	15.2	111						

More:	N	Total Yard Items:		Total Special Featues:		Total:	